



4c Eshton Terrace, Clitheroe

£70,000 Leasehold

First floor flat near Clitheroe Castle grounds with double bedroom, open plan lounge kitchen, electric heating, uPVC glazing. Needs modernisation. No chain. Central location near shops and transport.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



This well-positioned first floor flat presents an exceptional opportunity for first time buyers or investors, offering a desirable central location on the edge of the historic Clitheroe Castle grounds. The property features a double bedroom and a separate shower room, complemented by an open plan lounge and kitchen that provides a flexible living space ideal for modern lifestyles. Electric heating and uPVC double glazing ensure comfort and efficiency throughout the year. While the property would benefit from some modernisation, it offers excellent potential for enhancement, allowing buyers to create a home tailored to their personal tastes. The flat is offered with no onward chain, streamlining the purchase process and making it an attractive proposition for those seeking a swift move. Residents will appreciate the convenience of being within superb walking distance to the town centre and its wide array of amenities, including shops, cafes and essential services. Good transport links are available from the doorstep, providing easy access to surrounding areas and further afield. This is a chance to acquire a centrally located property with scope to add value, all within a setting that combines heritage, convenience and investment potential.

- First Floor Flat With No Onward Chain
- Pleasantly Situated On The Edge Of Clitheroe Castle Grounds
- One Double Bedroom And Separate Shower Room
- Central Location - Superb Walking Distance To Town And Amenities
- Requires Some Modernisation - Excellent Potential To Enhance
- Open Plan Lounge And Kitchen
- Ideal For First Time Buyers Or Investors
- Good Transport Links From Doorstep
- Electric Heating, uPVC Double Glazing



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Open Plan Lounge & Kitchen

Basic fitted wall and base units, contrasting laminate work tops, sink drainer unit, electric cooker point, space for fridge, electric panelled radiator, uPVC doubled glazed windows, TV point.

Entrance

uPVC external front door, staircase to 1st floor.

Landing

Electric panelled radiator and loft access. Built in storage cupboard with uPVC doubled glazed window.

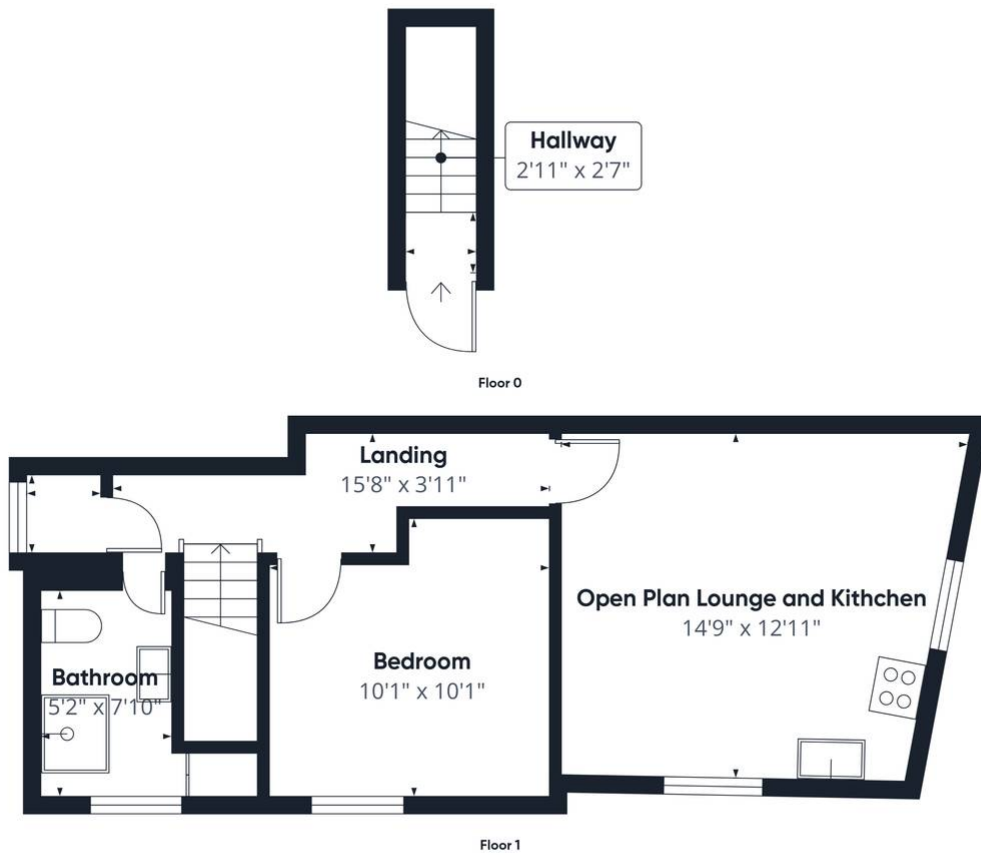
Double Bedroom

Electric panelled radiator, uPVC doubled glazed window.

Bathroom

White three piece suite, shower enclosure with electric shower, heated towel rail, frosted uPVC double glazed window, pedestal wash basin, low level W/C, built in cupboard housing hot water cylinder.





Approximate total area⁽¹⁾
407 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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